

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 12, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-13865 - APPLICANT: TANEY ENGINEERING - OWNER: WILLIAM LYON HOMES

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all other conditions of approval of Rezoning (ZON-6928).

Public Works

2. Condition Number 4 of the Rezoning (ZON-6928) shall be amended to state "Construct half-street improvements on Tropical Parkway, El Campo Grande and Corbett Street (unless Corbett Street is vacated) and remove all substandard public street improvements and unused driveway cuts adjacent to this site on Jones Boulevard, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Construct rural improvements on Bronco Street adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Bronco Street; and 30-inch rolled curb on the development side of the street. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Bronco Street. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site".

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Review of Condition Number 4 of an approved Rezoning (ZON-6928) to amend Condition number 4 to allow construction of Rural Street Improvements where Urban Half Street improvements were required for a proposed residential subdivision on 6.88 acres on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway.

EXECUTIVE SUMMARY

The Rezoning (ZON-6928) was approved by the City Council on 09/07/05. The applicant is requesting the construction of Rural Street Improvements for consistency purposes with adjacent developments. Planning and Development supports the Department of Public Works recommendation of approval. Public Works does not traditionally support rural street improvements unless they have been approved adjacent to the site, such as for this subdivision. Rural improvements were allowed on Bronco Street south of this site with the Bronco Estates subdivision through Zoning Reclassification (ZON-2735). Therefore, staff is recommending approval of the Review of Condition Number 4 as conditioned.

BACKGROUND INFORMATION

A) Related Actions

- 05/01/02 The City Council approved a petition to Annex (A-0051-01) for property generally located on the southeast corner of Bronco Street and Tropical Parkway. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
- 05/01/02 The City Council approved a petition to Annex (A-0052-01) property generally located on the northeast corner of Bronco Street and Corbett Lane. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
- 04/02/03 The City Council approved a request for a Rezoning (ZON-1714) from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units Per Acre) and a Site Development Plan Review (SDR-1715) for a proposed seven (7) lot single family residential development on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street. The Planning Commission and staff recommended approval on 02/27/03.

- 04/10/03 The Planning Commission approved a request for a Tentative Map (TMP-1901) for a seven (7)-lot single-family residential subdivision on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway. Staff recommended approval.
- 06/01/05 The City Council approved a petition to Annex (ANX-6042) property generally located on the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. The Planning Commission and staff recommended approval. The effective date of the annexation was 06/10/05.
- 09/07/05 The City Council approved a request for a Rezoning (ZON-6928) from U (Undeveloped) zone [R (Rural Density Residential) Master Plan designation] and R-PD2 (Residential Planned Development – 2 Units Per Acre) to R-PD3 (Residential Planned Development – 3 Units Per Acre), Variance (VAR-6930) for a reduction of required open space, Waiver (WVR-6931) from Title 18 intersection offset requirements, and Site Development Plan Review (SDR-6929) for a 49-lot single-family development. Staff recommended denial and the Planning Commission recommended approval on 07/14/05.
- 09/22/05 The Planning Commission approved a Tentative Map (TMP-8628) for a 50-lot single family residential subdivision on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Staff recommended approval of the subject case.

B) Pre-Application Meeting

A pre-application meeting is not required for this application.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	14.29
Net Acres:	10.90

B) Existing Land Use

Subject Property:	Undeveloped
	Single Family Residential
North:	Single Family Residential
South:	Single Family Residential
East:	Undeveloped
West:	Single Family Residential

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
East: R (Rural Density Residential)
West: R (Rural Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [R (Rural) General Plan Designation]
Under Resolution of Intent to R-PD3 (Residential Planned
Development – 3 Units Per Acre)
North: R-PD3 (Residential Planned Development- 3 Units Per Acre)
South: R-D (Single Family Residential- Restricted)
East: R-E (Rural Estates - Clark County)
West: R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the Master Plan with an R (Rural Density Residential) land use designation, which is intended for a rural or semi-rural environment with allowable densities of up to 3.59 Units Per Acre. The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district is consistent with the Master Plan designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) General Analysis and Discussion

The Department of Public Works has no objection to the Request for a Review of Condition application related to Zoning Reclassification (ZON-6928) to allow the modification of Condition No. 4 to allow the construction of rural improvements on Bronco Street where half street improvements were required. Public Works does not traditionally support rural street improvements unless they have been approved adjacent to the site, such as for this subdivision. Rural improvements were allowed on Bronco Street south of this site with the Bronco Estates subdivision through Zoning Reclassification (ZON-2735). For that reason, Public Works agrees to continue this street section northerly adjacent to this subdivision.

Condition No. 4 also required construction of Corbett Street, however that alignment is being requested for vacation through VAC-8986; therefore we also recommend modifying that portion of Condition No. 4.

- Conditions of Approval from Rezoning (ZON-6928)

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Waiver WVR-6931, Variance VAR-6930 and Site Development Plan Review SDR-6929 for a 50 lot single family subdivision approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Tropical Parkway, where such does not exist, and 30 feet for Corbett Street, where such does not exist, prior to the issuance of any permits. Also, show appropriate public street dedications in accordance with Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts. The dedication of right of way for right turn lanes and dual left turn lanes will be required at the time of recordation of the final map for this site, if such dedications are required by the Traffic Engineer.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Tropical Parkway, Bronco Street, El Campo Grande and Corbett Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The installation of sidewalk and streetlights on both Bronco Street & Corbett may be deferred if allowed by City Council. If deferral of improvements is allowed, a covenant for the deferred improvements must be provided prior to the issuance of any permits or recordation of a map further subdividing this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be

determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 309 by Planning Department

APPROVALS 0

PROTESTS 0